



SITUATION

Occupying a prominent trading position on this pedestrianised street, in the heart of this popular seaside town, opposite **Savers, Boots Opticians** and **Santander**. Other nearby multiple retailers include **Bonmarché, Sports Direct, Specsavers, B&M Bargains, KFC, Fulton Foods, Card Factory** and many more.

Redcar lies on the A1085 enjoying fast links with the A66 and A19, some 6 miles east of Middlesbrough and 21 miles east of the A1(M).

PROPERTIES

A mid terrace building comprising **2 Ground Floor Shops** each with internal access to **Ancillary Storage and Office Accommodation** on the first floor. The properties benefit from a rear service road for deliveries.

VAT is applicable to these Lots

FREEHOLD

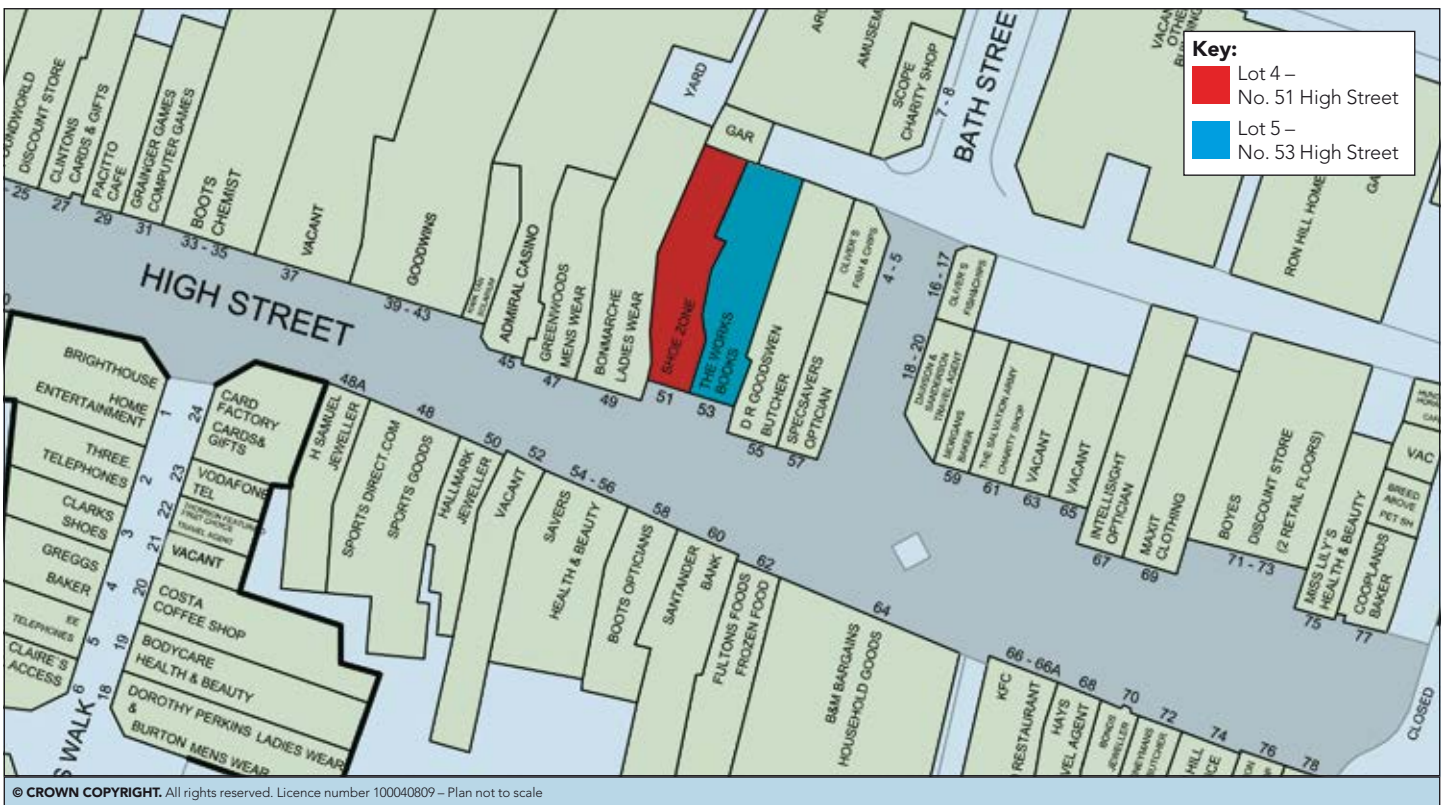
TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 4 *Reserve below £220,000	No. 51 (Ground Floor Shop & First Floor Ancillary)	Ground Floor Shop Gross Frontage 19'5" Internal Width 16'5" Shop Depth 76'2" Built Depth 105'11" Sales Area Approx. 1,736 sq ft! Ancillary Area Approx. 29 sq ft! First Floor Ancillary Area WC Approx. 708 sq ft!	Shoe Zone Limited (having over 500 branches) (T/O for Y/E 01/10/2016 £159.8m, Pre-Tax Profit £10.4m and Shareholders' Funds £30.1m)	5 years from 10th April 2016 (renewal of a previous lease - in occupation since 2006)	£22,000	FRI Note 1: We understand the tenant is planning to refit the shop during the course of this year.
Lot 5 *Reserve below £250,000	No. 53 (Ground Floor Shop & First Floor Ancillary)	Ground Floor Shop Gross Frontage 18'3" Internal Width 16'5" Shop Depth 98'4" Built Depth 108'4" Sales Area Approx. 2,196 sq ft! Ancillary Area Approx. 33 sq ft! First Floor Ancillary Area WCs Approx. 773 sq ft!	The Works Stores Limited (having 385 branches) (T/O for Y/E 01/05/2016 £154.4m, Pre-Tax Profit £9.8m and Shareholders' Funds £20.1m)	10 years from 12th May 2016 (renewal of a previous lease - in occupation since 2006)	£25,000	FRI Rent Review 2021. Tenant's Break 2022 (Tenant to pay £6,250 penalty if Break is operated).

¹Areas agreed with Tenant on Lease Renewal.

The Surveyors dealing with these properties are
JOHN BARNETT and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page



VENDOR'S SOLICITORS
Simmons Stein – Tel: 020 8954 8080
Ref: G. Simmons – Email: gary@simmons-stein.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) per Lot upon exchange of contracts